

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON THE APPLICATION OF ISRAEL FELICIANO
ET AL. FOR APPROVAL OF A REDEVELOPMENT PROJECT AND CONSENT
TO THE FORMATION OF E.T.C. & ASSOCIATES PURSUANT TO
CHAPTER 121A OF THE MASS. GENERAL LAWS

A. The Hearing. A public hearing was held at 2:30 p.m. on Wednesday, December 30, 1970, in the offices of the Boston Redevelopment Authority (hereinafter called "the Authority") at Room 921, City Hall, Boston, Massachusetts, by the Authority on an Application (hereinafter called "the Application") filed by Israel Feliciano, E.T.C. Development Corporation, and Stanley H. Sydney (hereinafter called "the Applicants") for authorization and approval of a redevelopment project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960, as amended, (hereinafter called "the Project"), and for consent to the formation of E.T.C. & Associates, a limited partnership to be organized under the provisions of Section 18C of said Chapter 121A for the purpose of undertaking and carrying out the Project, due notice of said hearing having been given previously by publication on December 14 and 21, 1970, in the Boston Herald Traveler, a daily newspaper of general circulation published in Boston, and mailing postage prepaid, in accordance with Rule 8 of the Rules and Regulations of the Authority for securing the approval of Chapter 121A Projects, and in accordance with the provisions of Section 13 of Chapter 652 of the Acts of 1960, as amended.

James G. Colbert, Acting Chairman of the Authority, and Paul J. Burns, Patrick Bocanfuso, Robert L. Farrell, and Joseph J. Walsh, members of the Authority were present throughout the hearing.

B. The Project. The Project consists of the purchase by E.T.C. & Associates of land with buildings thereon in the South End Urban Renewal Area, located at 610-626 Tremont Street and 336-346 Shawmut Avenue, totalling thirteen existing structures. The Project further consists of the rehabilitation, operation and maintenance by E.T.C. & Associates of these structures, containing approximately 71 dwelling units with appurtenant facilities including ground floor commercial space, landscaping, and walkways. Said properties are shown on Building Location plans filed as Exhibit A of the Application.

C. Authority Action. In passing upon the Application, the Authority has considered the Application itself, all documents, plans and exhibits filed therewith or referred to therein, the oral evidence presented at the hearing, the exhibits offered in evidence at the hearing and the arguments and statements made at the hearing. The members of the Authority have also viewed the Project Area.

D. The Project Area. The Project as defined in the Application constitutes a "Project" within the meaning of said Chapter 121A, Section 1, of the General Laws, providing, as it does, for the rehabilitation, operation and maintenance of decent, safe and

sanitary residential buildings in part of a larger area which was previously declared to be a substandard and decadent area under Chapter 121B of the General Laws by the Authority on September 23, 1965. This finding was concurred in by the Boston City Council in its resolution approving the South End Urban Renewal Plan, and by the State Housing Board, and the Project Area has been, in part, and will be taken by eminent domain or acquired by purchase, in furtherance of said Urban Renewal Plan.

Conditions exist which warrant the carrying out of the Project in accordance with the legislative mandate contained in Chapter 121A of the General Laws and the Application constitutes a 'project' within the meaning of that law. As stated above, the Project Area is included within a larger area which the Authority has already found to be substandard and decadent under the provisions of Chapter 121B and has been or will be taken by eminent domain or acquired by purchase. The purposes of Chapter 121A and Chapter 652 of the Acts of 1960, as amended, will be met by the carrying out of the Project as it will provide desirable housing accommodations for low and moderate income families, of which there is a serious shortage in the City of Boston and in the South End Urban Renewal Area.

E. Cost of the Project. In the opinion of the Authority, the cost of the project has been realistically estimated in the Application and the Project is practicable. The Applicants have

applied for a mortgage insurance commitment from the Department of Housing and Urban Development to insure the mortgage in the amount of \$1,266,000, and have further sought mortgage subsidy funds under Section 236 of the National Housing Act. An allocation of subsidy funds has been made by the Department for this Project. The balance of the funds required in addition to those obtained from the Department of Housing and Urban Development mortgage financing, approximately \$141,000, will be made available to the limited partnership by contributions from the limited partners. The HUD-approved re-use price will be paid to the Authority simultaneously with the conveyance of the Project Area by the Authority to E.T.C. & Associates.

F. Master Plan. The Project does not conflict with the Master Plan of the City of Boston. In resolutions adopted by the Authority on September 23, 1965, approving the South End Urban Renewal Plan, it was found and determined that such Urban Renewal Plan conforms to the Master Plan, as amended, for the locality. The Project, in turn, conforms to the South End Urban Renewal Plan, as amended.

G. Effect of the Project. The Project will not be in any way detrimental to the best interests of the public or the public safety or convenience or be inconsistent with the most suitable development of the City. The Project will in fact

promote the best interests of the City and will constitute a public use and benefit. The structures to be rehabilitated are presently unsound and unsanitary. When rehabilitated according to the proposal, these buildings will be decent, safe, and attractive, which, together with appropriate landscaped areas and walkways will enhance the general appearance of the Project Area and furnish necessary accommodations for families of low and moderate income. The Project will, further, by increasing the value of these structures, increase the tax base of the city. Although the 121A Partnership will legally be tax-exempt, by agreeing to make payments in lieu of taxes, the Project will increase the City's income from these properties.

Exhibit E sets forth the amounts which the Partnership proposes to pay by agreement to the City of Boston, in addition to the excise prescribed by Section 10 of Chapter 121A.

The carrying out of the Project will not involve the demolition of buildings occupied in whole or in part. The proposal, rather, calls for the rehabilitation of these structures. All of the families resident in the Project Area will be satisfactorily relocated in accordance with the South End Urban Renewal Plan and the applicable regulations of the Department of Housing and Urban Development. The Project will provide approximately 71 rehabilitated dwelling units within the Project Area.

The Project Area does not include land within any location approved by the State Department of Public Works for the extension of the Massachusetts Turnpike into the City of Boston, or for any other highway construction.

H. Minimum Standards. The minimum standards for financing, construction work, maintenance, and management of the Project as set forth in Exhibit D filed with and attached to the Application are hereby adopted and imposed as rules and regulations (in addition to those hereinafter adopted and imposed) applicable to the Project for the same period as the Project is subject to the provisions of Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960, as amended. The Authority hereby approves any financing made pursuant to Paragraph 7 of the Application which is insured by the Department of Housing and Urban Development.

The carrying out of the Project will not require the erection, maintenance, and use of a garage within 500 feet of one or more buildings occupied in whole or in part as a public or private school having more than 50 pupils, or as a public or private hospital having more than 25 beds, or as a church.

The Application contains no request that the Authority declare the units separate buildings for the purposes of Chapter 138 of the General Laws.

I. Deviations. Exhibit C filed with and attached to the Application, sets forth requests for the Project to deviate from zoning, building and other regulations in effect in the City of Boston. Said Exhibit C, listing these requests, is attached hereto as Schedule A.

The Authority is satisfied, by reliable and generally accepted tests, or by experience in other cities, and on other projects, that the designs, construction, materials, apparatus, equipment or methods specified in the Application and supporting documents, and in the evidence presented at the hearing will sufficiently satisfy the purpose for which it or they are to be used and the purposes of the applicable laws, codes, ordinances, or regulations respectively. The Authority further takes note of the fact that the Project involves rehabilitation of structures which were originally constructed prior to the adoption of the current zoning, building and other codes and regulations of the City of Boston, and which for that reason may not conform in all respects to the aforesaid codes and regulations. The Authority therefore grants permission hereby for the Project to deviate from those codes and regulations of the City of Boston specified in Schedule A attached hereto and made a part hereof.

The Authority hereby finds that the Application and the Project conform to and comply with each and every applicable requirement of Chapter 121A of the General Laws, Chapter 652 of

the Acts of 1960, as amended, and the applicable Rules and Regulations of the Authority; and the Authority for these reasons and for the reasons set forth in the Application and the supporting documents, and the evidence presented at the hearing, and in this report, hereby approves the Project and consents to the formation of E.T.C. & Associates, as requested in the Application and consents to the filing of the limited partnership agreement for such partnership substantially in the form annexed to said Application.

EXHIBIT C OF APPLICATION BY E.T.C. & ASSOCIATES
TO BOSTON REDEVELOPMENT AUTHORITY
DATED NOVEMBER 30, 1970

Statement of Permission Required for Project
To Deviate From Zoning and Other Laws

The following is a statement of all permissions which so far as known to the applicants, will be required for the project to deviate from zoning, building, health and fire laws, codes, ordinances and regulations in effect in the City of Boston.

A. Property at 610 Tremont Street

I. ZONING VARIANCES

Article 8 Regulation of Use

Permission to convert a dwelling structure to more families under use item 8 and to allow ~~non-conforming~~ commercial use (use item 34, 37, 39, 40, 41, 43, or 44) in an H district.

Article 15 Building Bulk

Permission to waive requirement limiting floor area ratio in an H2 district to 2.0

Article 17 Open Space Requirement for Residences

Permission to waive requirement for 150 square feet per dwelling unit of usable open space.

Article 18 Front Yards

Permission to waive all requirements for front yards.

Article 19 Side Yards

Permission to waive requirement for side yard on a corner lot as required under Section 19-6.

Article 20 Rear Yards

Permission to waive requirement for rear yard not less than 30 feet deep.

Article 23 Offstreet Parking

Permission to waive all requirements for offstreet parking.

Article 22 Yard Regulations

Permission to waive all yard regulation requirements.

Article 11 Signs

Permission to waive regulations with respect to size, kind and location of signs in a residential district.

SCHEDULE A

EXHIBIT C OF APPLICATION BY E.T.C. & ASSOCIATES
TO BOSTON REDEVELOPMENT AUTHORITY
DATED November 30, 1970

II

BUILDING LAW

(reference to old Building Code approved for
use until July 1, 1971)

Section 1001 Div. 2b. Group H Occupancy

Permission for H occupancy in a type IV construction
building more than 3 stories high.

Section 1003 (a) Exterior Walls

Permission to have openings in exterior wall not less
than 7 feet 6 inches from a property line not protected
by Class B fire doors or windows.

Section 1003 (a) Fire Extinguishing Apparatus

Permission to waive requirement for automatic sprinklers
in cellars, basements, work rooms, store rooms, and
kitchens in type IV construction more than 3 stories high.

Section 1003 (b) Fire Extinguishing Apparatus

Permission to waive requirement for stand pipes in build-
ings of more than 5,000 square feet in area.

Section 1406 Masonry Walls

Permission to have masonry bearing party walls of 8 inches
thick (now existing).

Section 1413 (a) Parapet Walls

Permission to waive requirement for party walls to
extend 12 inches above roof; party walls to extend
to underside of roof.

Section 1503 (b) Enclosure of Vertical Openings

Permission to waive requirement for two-hour fire
resistive enclosure of vertical openings in type IV
construction of more than 3 stories high and
permission to have one-hour fire resistive enclosure.

Section 1803 (b) Interior Stairway

Permission to waive requirement that at least one
interior stairway extend to the roof.

Section 1803 (f) Interior Stairway

Permission to waive requirement that stairways be
constructed of incombustible materials and to use
existing stairways and landings.

EXHIBIT C OF APPLICATION BY E.T.C. & ASSOCIATES
TO BOSTON REDEVELOPMENT AUTHORITY
DATED November 30, 1970

II

BUILDING LAW (continued)

Section 1808 (i) Interior Stairway

Permission to waive requirement that no flight of stairs shall have more than 15 risers between landings.

Section 1808 (j) Interior Stairway

Permission to use existing spiral (winder) stairs as required exit for 10 persons or more in stairways more than 1 story in height.

Section 1812 (g) Fire Escapes

Permission to waive requirement for automatic closing Class B fire doors or fire windows in openings under or within 5 feet from a fire escape.

Section 3113 (j) Water Supply

Permission to waive requirement for individual apartment shut-offs.

Section 116 (g) Powers and Duties of Building Commissioner
Public Safety Regulation Chapter 143
General Regulations for all Buildings
Hereinafter Erected or for Existing
Buildings Where Practicable.

Permission to waive all requirements for 3 foot 6 inch wide stairway.

EXHIBIT C OF APPLICATION BY E.P.C. & ASSOCIATES
TO BOSTON REDEVELOPMENT AUTHORITY
DATED NOVEMBER 30, 1970

Statement of Permission Required for Project
To Deviate From Zoning and Other Laws

(continued)

B. Property at 612 Tremont Street

I. ZONING VARIANCES

Article 8 Regulation of Use

Permission to convert a dwelling structure to more families under use item 8 and to allow ~~non-conforming~~ commercial use (use item 34, 37, 39, 40, 41, 43, or 44) in an E district.

Article 15 Building Bulk

Permission to waive requirement limiting floor area ratio in an E2 district to 2.0

Article 17 Open Space Requirement for Residences

Permission to waive requirement for 150 square feet per dwelling unit of usable open space.

Article 18 Front Yards

Permission to waive all requirements for front yards.

Article 20 Rear Yards

Permission to waive requirement for rear yard not less than 30 feet deep.

Article 23 Offstreet Parking

Permission to waive all requirements for offstreet parking.

Article 22 Yard Regulations

Permission to waive all yard regulation requirements.

Article 11 Signs

Permission to waive regulations with respect to size, kind and location of signs in a residential district.

EXHIBIT C OF APPLICATION BY E.T.C. & ASSOCIATES
TO BOSTON REDEVELOPMENT AUTHORITY
DATED November 30, 1970

II

BUILDING LAW

(reference to old Building Code approved for
use until July 1, 1971)

Section 1001 Div. 2b. Group H Occupancy

Permission for H occupancy in a type IV construction
building more than 3 stories high.

Section 1003 (a) Exterior Walls

Permission to have openings in exterior wall not less
than 7 feet 6 inches from a property line not protected
by Class B fire doors or windows.

Section 1003 (a) Fire Extinguishing Apparatus

Permission to waive requirement for automatic sprinklers
in cellars, basements, work rooms, store rooms, and
kitchens in type IV construction more than 3 stories high.

Section 1003 (b) Fire Extinguishing Apparatus

Permission to waive requirement for stand pipes in build-
ings of more than 5,000 square feet in area.

Section 1406 Masonry Walls

Permission to have masonry bearing party walls of 8 inches
thick (now existing).

Section 1413 (a) Parapet Walls

Permission to waive requirement for party walls to
extend 12 inches above roof; party walls to extend
to underside of roof.

Section 1503 (b) Enclosure of Vertical Openings

Permission to waive requirement for two-hour fire
resistive enclosure of vertical openings in type IV
construction of more than 3 stories high and
permission to have one-hour fire resistive enclosure.

Section 1803 (b) Interior Stairway

Permission to waive requirement that at least one
interior stairway extend to the roof.

Section 1803 (f) Interior Stairway

Permission to waive requirement that stairways be
constructed of incombustible materials and to use
existing stairways and landings.

EXHIBIT C OF APPLICATION BY E.T.C. & ASSOCIATES
TO BOSTON REDEVELOPMENT AUTHORITY
DATED November 30, 1970

II

BUILDING LAW (continued)

Section 1808 (i) Interior Stairway

Permission to waive requirement that no flight of stairs shall have more than 15 risers between landings.

Section 1808 (j) Interior Stairway

Permission to use existing spiral (winder) stairs as required exit for 10 persons or more in stairways more than 1 story in height.

Section 1812 (g) Fire Escapes

Permission to waive requirement for automatic closing Class B fire doors or fire windows in openings under or within 5 feet from a fire escape.

Section 3113 (j) Water Supply

Permission to waive requirement for individual apartment shut-offs.

Section 116 (g) Powers and Duties of Building Commissioner
Public Safety Regulation Chapter 143
General Regulations for all Buildings
Hereinafter Erected or for Existing
Buildings Where Practicable.

Permission to waive all requirements for 3 foot 6 inch wide stairway.

EXHIBIT C OF APPLICATION BY B.T.C. & ASSOCIATES
TO BOSTON REDEVELOPMENT AUTHORITY
DATED NOVEMBER 30, 1970

Statement of Permission Required for Project
To Deviate From Zoning and Other Laws

(continued)

C. Property at 614, 616 Tremont Street

I. ZONING VARIANCES

Article 8 Regulation of Use

Permission to convert a dwelling structure to more families under use item 8

Article 15 Building Bulk

Permission to waive requirement limiting floor area ratio in an H2 district to 2.0

Article 17 Open Space Requirement for Residential

Permission to waive requirement for 150 square feet per dwelling unit of usable open space.

Article 18 Front Yards

Permission to waive all requirements for front yards.

Article 20 Rear Yards

Permission to waive requirement for rear yard not less than 30 feet deep.

Article 23 Offstreet Parking

Permission to waive all requirements for offstreet parking.

Article 22 Yard Regulations

Permission to waive all yard regulation requirements.

EXHIBIT C OF APPLICATION BY E.T.C. & ASSOCIATES
TO BOSTON REDEVELOPMENT AUTHORITY
DATED November 30, 1970

II

BUILDING LAW

(reference to old Building Code approved for
use until July 1, 1971)

Section 1001 Div. 2b. Group F Occupancy

Permission for F occupancy in a type IV construction
building more than 3 stories high.

Section 1003 (a) Exterior Walls

Permission to have openings in exterior wall not less
than 7 feet 6 inches from a property line not protected
by Class B fire doors or windows.

Section 1008 (a) Fire Extinguishing Apparatus

Permission to waive requirement for automatic sprinklers
in cellars, basements, work rooms, store rooms, and
kitchens in type IV construction more than 3 stories high.

Section 1008 (b) Fire Extinguishing Apparatus

Permission to waive requirement for stand pipes in build-
ings of more than 5,000 square feet in area.

Section 1406 Masonry Walls

Permission to have masonry bearing party walls of 8 inches
thick (now existing).

Section 1413 (a) Parapet Walls

Permission to waive requirement for party walls to
extend 12 inches above roof; party walls to extend
to underside of roof.

Section 1503 (b) Enclosure of Vertical Openings

Permission to waive requirement for two-hour fire
resistive enclosure of vertical openings in type IV
construction of more than 3 stories high and
permission to have one-hour fire resistive enclosure.

Section 1803 (b) Interior Stairway

Permission to waive requirement that at least one
interior stairway extend to the roof.

Section 1808 (f) Interior Stairway

Permission to waive requirement that stairways be
constructed of incombustible materials and to use
existing stairways and landings.

EXHIBIT C OF APPLICATION BY E.T.C. & ASSOCIATES
TO BOSTON REDEVELOPMENT AUTHORITY
DATED November 30, 1970

II

BUILDING LAW (continued)

Section 1808 (i) Interior Stairway

Permission to waive requirement that no flight of stairs shall have more than 15 risers between landings.

Section 1808 (j) Interior Stairway

Permission to use existing spiral (winder) stairs as required exit for 10 persons or more in stairways more than 1 story in height.

Section 1812 (g) Fire Escapes

Permission to waive requirement for automatic closing Class B fire doors or fire windows in openings under or within 5 feet from a fire escape.

Section 3113 (j) Water Supply

Permission to waive requirement for individual apartment shut-offs.

Section 116 (g) Powers and Duties of Building Commissioner
Public Safety Regulation Chapter 143
General Regulations for all Buildings
Hereinafter Erected or for Existing
Buildings Where Practicable.

Permission to waive all requirements for 3 foot 6 inch wide stairway.

EXHIBIT C OF APPLICATION BY B.D.C. & ASSOCIATES
TO BOSTON REDEVELOPMENT AUTHORITY
DATED NOVEMBER 30, 1970

Statement of Permission Required for Project
To Deviate From Zoning and Other Laws

(continued)

D. Properties at 618, 620, 622, 624 and 626 Tremont Street

I. ZONING VARIANCES

Article 8 Regulation of Use

Permission to convert a dwelling structure to more families under use item 8 and to ~~allow non-conforming commercial use (use item 34, 37, 39, 40, 41, 43, or 44) in an H district.~~

Article 15 Building Bulk

Permission to waive requirement limiting floor area ratio in an H2 district to 2.0

Article 18 Front Yards

Permission to waive all requirements for front yards.

Article 20 Rear Yards

Permission to waive requirement for rear yard not less than 30 feet deep.

Article 23 Offstreet Parking

Permission to waive all requirements for offstreet parking.

Article 22 Yard Regulations

Permission to waive all yard regulation requirements.

EXHIBIT C OF APPLICATION BY E.T.C. & ASSOCIATES
TO BOSTON REDEVELOPMENT AUTHORITY
DATED November 30, 1970

II

BUILDING LAW

(reference to old Building Code approved for
use until July 1, 1971)

Section 1001 Div. 2b. Group H Occupancy

Permission for H occupancy in a type IV construction
building more than 3 stories high.

Section 1003 (a) Exterior Walls

Permission to have openings in exterior wall not less
than 7 feet 6 inches from a property line not protected
by Class B fire doors or windows.

Section 1006 (a) Fire Extinguishing Apparatus

Permission to waive requirement for automatic sprinklers
in cellars, basements, work rooms, store rooms, and
kitchens in type IV construction more than 3 stories high.

Section 1008 (b) Fire Extinguishing Apparatus

Permission to waive requirement for stand pipes in build-
ings of more than 5,000 square feet in area.

Section 1406 Masonry Walls

Permission to have masonry bearing party walls of 6 inches
thick (now existing).

Section 1413 (a) Parapet Walls

Permission to waive requirement for party walls to
extend 12 inches above roof; party walls to extend
to underside of roof.

Section 1503 (b) Enclosure of Vertical Openings

Permission to waive requirement for two-hour fire
resistive enclosure of vertical openings in type IV
construction of more than 3 stories high and
permission to have one-hour fire resistive enclosure.

Section 1803 (b) Interior Stairway

Permission to waive requirement that at least one
interior stairway extend to the roof.

Section 1803 (f) Interior Stairway

Permission to waive requirement that stairways be
constructed of incombustible materials and to use
existing stairways and landings.

EXHIBIT C OF APPLICATION BY E.T.C. & ASSOCIATES
TO BOSTON REDEVELOPMENT AUTHORITY
DATED November 30, 1970

II

BUILDING LAW (continued)

Section 1808 (i) Interior Stairway

Permission to waive requirement that no flight of stairs shall have more than 15 risers between landings.

Section 1808 (j) Interior Stairway

Permission to use existing spiral (winder) stairs as required exit for 10 persons or more in stairways more than 1 story in height.

Section 1812 (g) Fire Escapes

Permission to waive requirement for automatic closing Class B fire doors or fire windows in openings under or within 5 feet from a fire escape.

Section 3113 (j) Water Supply

Permission to waive requirement for individual apartment shut-offs.

Section 116 (g) Powers and Duties of Building Commissioner
Public Safety Regulation Chapter 143
General Regulations for all Buildings
Hereinafter Erected or for Existing
Buildings Where Practicable.

Permission to waive all requirements for 3 foot 6 inch wide stairway.

EXHIBIT C OF APPLICATION BY E.T.C. & ASSOCIATES
TO BOSTON REDEVELOPMENT AUTHORITY
DATED NOVEMBER 30, 1970

Statement of Permission Required for Project
To Deviate From Zoning and Other Laws

(continued)

E. Property at 336 Shawmut Avenue

I. ZONING VARIANCES

Article 8 Regulation of Use

Permission to convert a dwelling structure to more families under use item 8.

Article 15 Building Bulk

Permission to waive requirement limiting floor area ratio in an W2 district to 2.0

Article 18 Front Yards

Permission to waive all requirements for front yards.

Article 20 Rear Yards

Permission to waive requirement for rear yard not less than 30 feet deep.

Article 23 Offstreet Parking

Permission to waive all requirements for offstreet parking.

Article 22 Yard Regulations

Permission to waive all yard regulation requirements.

EXHIBIT C OF APPLICATION BY E.P.C. & ASSOCIATES
TO BOSTON REDEVELOPMENT AUTHORITY
DATED November 30, 1970

II

BUILDING LAW

(reference to old Building Code approved for
use until July 1, 1971)

Section 1001 Div. 2b. Group H Occupancy

Permission for H occupancy in a type IV construction
building more than 3 stories high.

Section 1003 (a) Exterior Walls

Permission to have openings in exterior wall not less
than 7 feet 6 inches from a property line not protected
by Class B fire doors or windows.

Section 1008 (a) Fire Extinguishing Apparatus

Permission to waive requirement for automatic sprinklers
in cellars, basements, work rooms, store rooms, and
kitchens in type IV construction more than 3 stories high.

Section 1008 (b) Fire Extinguishing Apparatus

Permission to waive requirement for stand pipes in build-
ings of more than 5,000 square feet in area.

Section 1406 Masonry Walls

Permission to have masonry bearing party walls of 8 inches
thick (now existing).

Section 1413 (a) Parapet Walls

Permission to waive requirement for party walls to
extend 12 inches above roof; party walls to extend
to underside of roof.

Section 1503 (b) Enclosure of Vertical Openings

Permission to waive requirement for two-hour fire
resistive enclosure of vertical openings in type IV
construction of more than 3 stories high and
permission to have one-hour fire resistive enclosure.

Section 1803 (b) Interior Stairway

Permission to waive requirement that at least one
interior stairway extend to the roof.

Section 1808 (f) Interior Stairway

Permission to waive requirement that stairways be
constructed of incombustible materials and to use
existing stairways and landings.

EXHIBIT C OF APPLICATION BY E.T.C. & ASSOCIATES
TO BOSTON REDEVELOPMENT AUTHORITY
DATED November 30, 1970

II

BUILDING LAW (continued)

Section 1808 (i) Interior Stairway

Permission to waive requirement that no flight of stairs shall have more than 15 risers between landings.

Section 1808 (j) Interior Stairway

Permission to use existing spiral (winder) stairs as required exit for 10 persons or more in stairways more than 1 story in height.

Section 1812 (g) Fire Escapes

Permission to waive requirement for automatic closing Class B fire doors or fire windows in openings under or within 5 feet from a fire escape.

Section 3113 (j) Water Supply

Permission to waive requirement for individual apartment shut-offs.

Section 116 (g) Powers and Duties of Building Commissioner
Public Safety Regulation Chapter 143
General Regulations for all Buildings
Hereinafter Erected or for Existing
Buildings Where Practicable.

Permission to waive all requirements for 3 foot 6 inch wide stairway.

EXHIBIT C OF APPLICATION BY E.P.C. & ASSOCIATES
TO BOSCH REDEVELOPMENT AUTHORITY
DATED NOVEMBER 30, 1970

Statement of Permission Required for Project
To Deviate From Zoning and Other Laws

(continued)

F. Properties at 338, 340 Shawmut Avenue

I. ZONING VARIANCES

Article 8 Regulation of Use

Permission to convert a dwelling structure to more families under use item 8

Article 15 Building Bulk

Permission to waive requirement limiting floor area ratio in an R2 district to 2.0

Article 17 Open Space Requirement for Residential

Permission to waive requirement for 150 square feet per dwelling unit of usable open space.

Article 18 Front Yards

Permission to waive all requirements for front yards.

Article 20 Rear Yards

Permission to waive all requirements for rear yard.

Article 23 Offstreet Parking

Permission to waive all requirements for offstreet parking.

Article 22 Yard Regulations

Permission to waive all yard regulation requirements.

EXHIBIT C OF APPLICATION BY E.T.C. & ASSOCIATES
TO BOSTON REDEVELOPMENT AUTHORITY
DATED November 30, 1970

II

BUILDING LAW

(reference to old Building Code approved for
use until July 1, 1971)

Section 1001 Div. 2b. Group H Occupancy

Permission for H occupancy in a type IV construction
building more than 3 stories high.

Section 1003 (a) Exterior Walls

Permission to have openings in exterior wall not less
than 7 feet 6 inches from a property line not protected
by Class B fire doors or windows.

Section 1008 (a) Fire Extinguishing Apparatus

Permission to waive requirement for automatic sprinklers
in cellars, basements, work rooms, store rooms, and
kitchens in type IV construction more than 3 stories high.

Section 1008 (b) Fire Extinguishing Apparatus

Permission to waive requirement for stand pipes in build-
ings of more than 5,000 square feet in area.

Section 1406 Masonry Walls

Permission to have masonry bearing party walls of 8 inches
thick (now existing).

Section 1413 (a) Parapet Walls

Permission to waive requirement for party walls to
extend 12 inches above roof; party walls to extend
to underside of roof.

Section 1503 (b) Enclosure of Vertical Openings

Permission to waive requirement for two-hour fire
resistive enclosure of vertical openings in type IV
construction of more than 3 stories high and
permission to have one-hour fire resistive enclosure.

Section 1808 (b) Interior Stairway

Permission to waive requirement that at least one
interior stairway extend to the roof.

Section 1808 (f) Interior Stairway

Permission to waive requirement that stairways be
constructed of incombustible materials and to use
existing stairways and landings.